

Subject: Re: North Side Land Use Plan

From: Chad Molnar <chad.molnar@lacity.org>

Date: 02/08/2011 04:48 PM

To: Donald Duckworth <duckworth.donald@gmail.com>

CC: "TRIFILETTI, LISA" <ltrifiletti@lawa.org>, dgcon@roadrunner.com, "William H. Whitney" <whitneywhitney@sbcglobal.net>, Nate Kaplan <nate.kaplan@lacity.org>

Lisa, I think what Don is trying to say is that there may be ways to leverage the northside airport property to get a new LAWA HQ without significantly impacting the airport budget.. kind of what we are trying to do with leveraging revenue-generating opportunities to make community use possible in other areas.

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On Mon, Feb 7, 2011 at 3:02 PM, Donald Duckworth

<duckworth.donald@gmail.com> wrote:

Chad Molner from the City Council Office asked me to be ssure to express an idea for the North Side Land Use Plan that we had discussed. This email will do that.

An autonomous private entity such as the Toronto Port Land (www.tplc.ca) should be established to, among other things, develop a new LAWA Headquarters facility on the land immediately behind the current Ralph's Market. The developer would build a mixed use commercial / industrial center and LAWA would occupy a portion of it upon its completion with occupancy costs minimized by rent generated from other occupants of the development. LAWA's relocation will generate value to the newly available adjacent opportunities. Upon LAWA's HQ move to the new facility, its former building could be re-developed as a police facility. Or, a new police facility could be developed by the new private entity elsewhere.

There is lots of oom for intrepretation to this skeletal concept that Doug Gardner or other private sector types such as Nelson Rising can best advise us on.

The idea is that LAWA wants to become part of the community and

improve past poor relationships. Its relocation will leverage local jobs, real estate values, and business volumes. Ideally the new HQ would be available with no upfront local cost unless that were provided by Federal or other funding. Such an effort would generate public support because it produces a local budget savings and by making LAWA's administrative organization more accessible to the public on a day-to-day basis.

If the LAWA police facility was not developed at the current LAWA HQ site then the property between Westchester Parkway and Lincoln, or perhaps the Lot C area just east of Sepulveda Eastway might be desirable.

Let me know your thoughts.